097.0	0005	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,133,400 /	1,133,400
USE VALUE:	1,133,400 /	1,133,400
ASSESSED:	1,133,400 /	1,133,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TERRY WILLIAM J III
Owner 2:	
Owner 3:	
Street 1:	43 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLEHER ROSEMARY T/TRUSTEE -
Owner 2:	KREMT REALTY TRUST -
Street 1:	43 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,430 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Exterior and 3093 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12430.000	578,400		555,000	1,133,400
Total Card	0.285	578,400		555,000	1,133,400
Total Parcel	0.285	578,400		555,000	1,133,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.44 | /Parcel: 366.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63576
GIS Ref	
GIS Ref	
Insp Date	11/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 097.0-0005-0001.0

!7933!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	578,100	0	12,430.	555,000	1,133,100	1,133,100	Year End Roll	12/18/2019
2019	101	FV	424,800	0	12,430.	555,000	979,800	979,800	Year End Roll	1/3/2019
2018	101	FV	424,800	0	12,430.	475,700	900,500	900,500	Year End Roll	12/20/2017
2017	101	FV	424,800	0	12,430.	444,000	868,800	868,800	Year End Roll	1/3/2017
2016	101	FV	424,800	0	12,430.	380,600	805,400	805,400	Year End	1/4/2016
2015	101	FV	414,400	0	12,430.	340,900	755,300	755,300	Year End Roll	12/11/2014
2014	101	FV	414,400	0	12,430.	315,600	730,000	730,000	Year End Roll	12/16/2013
2013	101	FV	414,400	0	12,430.	300,900	715,300	715,300		12/13/2012

PRINT	
Date	Time
12/10/20	22:31:53

LAST REV	
Date	Time
10/22/20	10:37:31
danam	

USER DEFINED

Prior Id # 1:	63576
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7933

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEHER ROSEMA	1258-124		9/25/2002		586,000	No	No		
KELLEHER ROSEMA	31039-182		1/10/2000	Convenience	364,999	No	No	4	
HANLON AGNES	27938-334		12/3/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	801	Insulate	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Measured	189	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
8/16/1994		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12430		Sq. Ft.	Site		0	70.	0.64	4									555,028						555,000	

Total AC/HA:	0.28535	Total SF/SM:	12430	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	555,028	Spl Credit		Total:	555,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	RED BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98947620
Const Adj.:	1.03939605
Adj $ / SQ:	128.557
Other Features:	122000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710616
Depreciation:	132174
Depreciated Total:	578441

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5			Baths: 2				HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

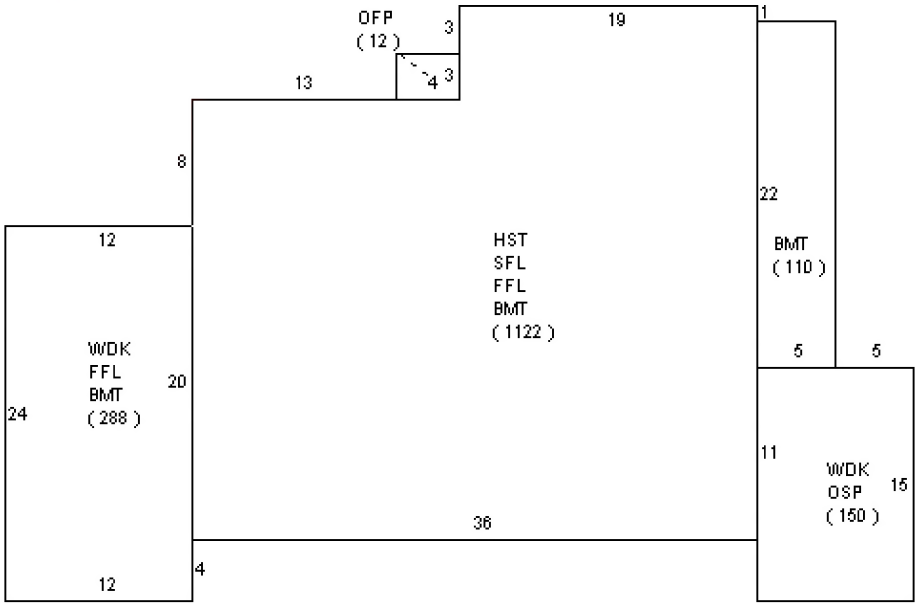
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.55
Special Features:	0	Val/Su Net:	110.95
Final Total:	578400	Val/Su SzAd	187.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,520	38.570	58,622
FFL	First Floor	1,410	128.560	181,266
SFL	Second Floor	1,122	128.560	144,241
HST	Half Story	561	128.560	72,121
WDK	Deck	438	8.610	3,771
OSP	Screen Porch	150	31.440	4,716
OFP	Open Porch	12	45.730	549

Net Sketched Area:	5,213			Total:	465,286
Size Ad	3093	Gross Are	5774	FinArea	3093

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: